holbrook moran estate agents

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283 Church Road
Redfield
Bristol
BS5 9HT



Offers Over £330,000

3 Bedrooms

Brook Road, Bristol

Holbrook Moran are delighted to present this modern three-bedroom home on Brook Road, Speedwell. The property offers well-planned accommodation, a good-sized rear garden and the added benefit of an allocated parking space, making it an excellent option for first-time buyers or growing families.

Upon entering, the ground floor leads through to a spacious lounge, providing a comfortable setting for relaxing and entertaining. To the rear, the kitchen/diner offers a practical arrangement of fitted units and work surfaces, with space for a dining table and direct access towards the rear of the property and garden.

Upstairs, the home benefits from three bedrooms. The principal bedroom is particularly appealing, featuring its own en-suite shower room, while the two additional bedrooms offer flexibility for children, guests or a home office. A separate family bathroom completes the first-floor accommodation.

Outside, the property boasts a good-sized rear garden, providing valuable outdoor space for relaxing, gardening and entertaining during the warmer months. The home also benefits from an allocated parking space, offering convenient off-street parking.

Offering modern accommodation, three bedrooms, an en-suite, a garden and allocated parking, this is a well-rounded property in a popular residential area. The property also benefits from owned Solar Panels. Early viewing is highly recommended.

SITUATION

Brook Road is a modern residential development in the heart of Speedwell, offering excellent access to local amenities, schools and transport links. The nearby Bristol to Bath Cycle Path provides a popular route into the city centre, while the A4174 Ring Road, M32 and M4 are all easily accessible for commuters.
A range of supermarkets, independent shops and cafés can be found close by, with Church Road, Fishponds High Street and Eastville all within easy reach. Families will also appreciate the nearby parks and green spaces, including St George Park and Eastville Park, together with a selection of well-regarded local schools. The area continues to be one of East Bristol's most popular locations thanks to its excellent connectivity and strong sense of community.

Tenure: Freehold

































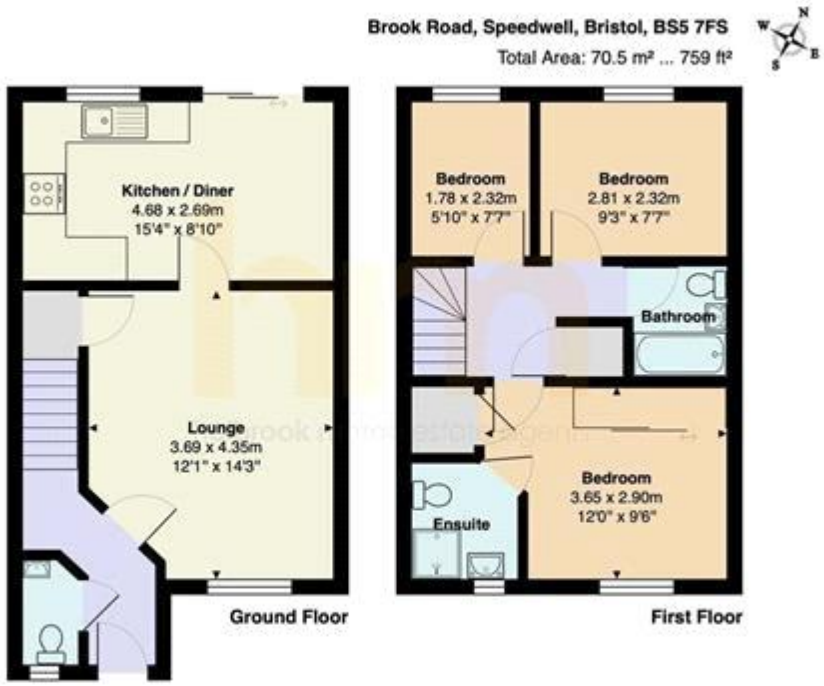




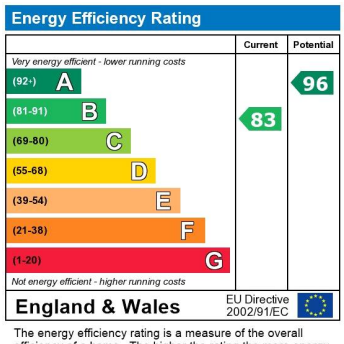




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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